

ARIZONA HISTORICAL ADVISORY COMMISSION

Application for Arizona Centennial 2012 Legacy Project Designation

AHAC Mission: Develop, encourage and coordinate a statewide plan for Arizona's centennial in 2012 including advising the legislature and state agencies on centennial history and heritage, arts and culture, assisting the governor's countdown to the centennial to support school children learning about Arizona's history and recommending activities and projects that will ensure lasting accomplishments to commemorate the centennial.

Vision for Centennial Projects: Commemorations that encourage all Arizonans to reflect on our unique and authentic history, to experience the rich and diverse tapestry of our heritage, and to explore our promising futures, thus ensuring a lasting legacy.

Legacy Project Criteria: This is a request for official designation as an Arizona Centennial Legacy Project. To be considered, the project must 1) accurately portray a significant aspect of Arizona history; 2) be accessible to large number of visitors/users; 3) demonstrate collaboration in the planning; 4) produce an enduring product that will live on after 2012; 5) include an educational component; 6) include a plan for implementation.

Attach a maximum of three pages that address the following areas, in the order listed:

1. General description of the project.
2. Describe how this project meets the Legacy Project criteria.
3. Project timeline. Give details regarding planning and implementation.
4. Describe the project location.
5. List project partners, if applicable.
6. Attach a proposed budget, showing total project cost and funding sources.

Name of project: **Tovrea Castle and Carraro Cactus Garden**

Contact person: **Mark Lamm**

Address: **1001 N. 52nd St., Phoenix, AZ 85008**

Telephone Number: **(602) 495-5380**

Email address: **mark.lamm@phoenix.gov**

Web Site address: **phoenix.gov/parks/Tovrea.html**



Signature (authorizing official or project director)

November 15, 2007

Date

The Arizona Historical Advisory Commission will review the Committee's recommendations and make final decisions regarding Legacy Project designations. Submit application to:

Arizona Historical Advisory Committee
1700 W Washington, Suite 200
Phoenix, AZ 85007



City of Phoenix
PARKS AND RECREATION DEPARTMENT

November 14, 2007

Arizona Historical Advisory Committee
1700 W. Washington, Suite 200
Phoenix, Arizona 85007

Regarding: Application for Arizona Centennial 2012 Legacy Project Description

Dear Arizona Historical Advisory Committee:

Please find enclosed copies of our application materials for designation of the Tovrea Castle and Carraro Cactus Garden as an Arizona Centennial 2012 Legacy project and copies of three letters of support for the designation.

Please contact me if you have any questions or need further assistance. Thank you for your consideration.

Sincerely,

Mark Lamm
Phoenix Parks and Recreation Department
Central Division Recreation Supervisor

ML/dl

Enclosure: Legacy Project application
Letters of support

Tovrea Castle and Carraro Cactus Garden

1) General Description—Tovrea Castle and Carraro Cactus Garden Restoration

The highly visible and well-known Tovrea Castle and Carraro Cactus Garden, a 44-acre site, is a City of Phoenix Point of Pride and is listed on the National Register of Historic Places and the Phoenix Historic Property Register. Located at the western gateway to Papago Park, Tovrea Castle and Carraro Cactus Garden, once developed into an historic city park will accommodate a wide spectrum of public experiences. The Master Plan encourages a multi-faceted and integrated park experience whereby visitors can flow between activities ranging from hikes along interpretative trails, walks through historic gardens, guided tours through the Castle, exhibits and site information at the Visitors/Tourism Center and social functions at various venues in the park; it will also provide an opportunity for intergovernmental agencies to utilize a first-class protocol facility in a unique southwestern atmosphere for a variety of social and political functions. Starting in 1993, city bond elections, State and Federal Grants, fundraising and private donations have helped acquire this historic property from the Tovrea family in order to restore and preserve this Arizona treasure. Past involvement and state funding by the State of Arizona for the City of Phoenix Convention Center create a natural tie with this project, providing the opportunity for conventioners from cities, states and the world to enjoy a unique experience at this one-of-a-kind facility; also, the State of Arizona, including the Office of Tourism and other state departments, will be involved with the new Visitor's Center which will promote tourism throughout the state. The recently formed Papago Park Coalition, consisting of the cities of Phoenix, Tempe and Scottsdale will have the opportunity to utilize the new visitor's center and other historic venues for a variety of social functions that can be enjoyed from all the cities.

2) Describe how this project meets the Legacy Project Criteria

- **Accurately portray a significant aspect of Arizona history**

In 1928 Italian immigrant Alessio Carraro sold his San Francisco sheet metal business and came to Arizona where he purchased 277 acres of desert between Van Buren and the Salt River, envisioning a resort hotel which would draw buyers to his planned resort community "Carraro Heights." Starting in 1928 Alessio, his son Leo and workmen sculpted the landscape into a desert paradise crowned by a wedding cake "castle" reminiscent of his Italian homeland. During 1928 and 1929, "Mokta," a Russian gardener, developed the gardens while Carraro focused on the construction of the Castle and outbuildings. He completed his castle in 1930. The Castle and 44-acres were sold to Edward Ambrose Tovrea in 1931. He passed away in 1932 and Della Tovrea remarried William Plato Stuart, the publisher of the Prescott Courier, and remained on the property until her death in 1969. E.A. Tovrea was a legend in the western cattle and ranching industry. He founded and operated the Arizona Packing Company and the Tovrea Packing Company in the 1920's, 1930's. During 1940's the Tovrea Packing Company was one of the most progressive meat packing plants in the United States and shipped meat for United States Armed Forces to Hawaii, the Philippines, China and other destinations in the Orient and European countries supporting the WWII war effort. The family also started the Stockyards Restaurant in 1947, still in operation today.

- **Accessible to large number of visitors/users**

The Master Plan envisions a multi-use historic park providing a wide variety of recreational, cultural and social activities 15 minutes from downtown Phoenix. Modern highway development has offered the park a strategic location in the City. The historical park is situated immediately adjacent to the Red Mountain Freeway and Hohokam Expressway. The hilltop makes it highly visible and from Washington and Van Buren Streets, including the new Light Rail line and is approximately 2 miles northeast of Sky Harbor International Airport. The site is in close proximity to major cultural attractions including: Pueblo Grande Museum, Papago Park, Phoenix Zoo, Desert Botanical Garden, Arizona Historical Society Museum, Tempe Town Lake and the cities of Scottsdale, Tempe and Mesa.

- **Demonstrate collaboration in planning**

The Tovrea Castle and Carraro Cactus Garden is a collaborative project between City of Phoenix Departments involved with the planning and restoration of this local historic landmark. The departments include: The Historic Preservation Office, Parks and Recreation, Engineering and Architectural Services, Development Services, Public Works, Phoenix Convention Center and the Aviation Department. In addition, the State of Arizona State Historic Preservation Office and the Arizona Office of Tourism have been contacted regarding planning and future involvement. The Salt River Project

and Arizona Public Service have been contacted along with the Arizona National Guard, Desert Botanical Garden and Phoenix Zoo regarding the restoration of the Castle and Carraro Cactus Garden.

- **Enduring Project that will live on after 2012**

The Tovrea Castle and Carraro Cactus Garden is owned by the City of Phoenix. The Phoenix Parks and Recreation Department will operate and manage the Castle and Gardens once the restoration has been completed. Total public access will be available after the project is complete as funding becomes available. The City of Phoenix Historic Preservation Office will be involved in historic preservation planning and projects. The allure of the Castle and Garden, a number of special event venues for weddings, receptions, corporate events, trail system, public tours programs, historical exhibits and future Visitor's Center will provide a variety of facilities that will be available to the public. The site will provide a historic western venue located near the downtown area that can accommodate groups from 25 to more than 1,000 persons once all the facilities have been restored.

- **Educational aspect:**

Programming will include Tovrea Castle Tours, exhibits on 1930's cattle industry and City of Phoenix, Carraro Cactus Garden Tours, and elementary and high school tours. Experimental planting beds for cacti propagation, workshops in cooperation with the Desert Botanical Garden and other organizations will be utilized at this historical landmark.

- **Planning/implementation**

The City of Phoenix has adopted a master plan for the restoration of the Tovrea Castle and Carraro Cactus Garden. Progress has been made in acquiring the Historic Tovrea Castle and property and stabilizing historic landscape features since the 1989 bond approval when the city first became involved. Completion of the Master Plan will require multiple phases of work, partnerships and substantial funding.

3) Project timeline

Phase One—April to December 2003 (Complete)

Initial fundraising campaign, complete structural analysis of Castle, Develop Phase I restoration plans for Castle, Develop cost estimates for completing Castle restoration.

Phase Two—March 2004 to May 2005 (Complete)

Finalize design phase/project scope, Asbestos/lead abatement of Castle, Continue fundraising campaign, Develop Phase II restoration/stabilization drawings and specifications, Begin Phase II asbestos/lead abatement work on Castle.

Phase Three—June 2005 to June 2006 (Complete)

Develop site plan/architectural drawings for site, Begin individual park restoration and development projects as funding becomes available.

Phase Four—2007 to 2009 (In progress)

Achieve full funding for completion of the park. Open park to the public. Work on unfinished restoration/new development projects, Finish Phase II, Castle restoration, Complete land acquisition.

Phase Five—2009 to 2012

Outbuildings, Visitors Center, Fountains.

4) Location

The Tovrea Castle and Carraro Cactus Garden is located at 5041 East Van Buren, Phoenix, Arizona 85008 and is located near downtown Phoenix, Sky Harbor International Airport, Papago Park, Phoenix Zoo, Desert Botanical Garden, Oakland A's Spring Training, State Routes 202 and 143 and the Phoenix Light Rail line.

5) Project Partners

Alongside the organizations already listed under Collaboration, these organizations will be cooperating with the project:

Arizona Public Service

City of Phoenix

Aviation Department

Phoenix Convention Center

Engineering and Architectural Services

Historic Preservation Office and Commission

Parks and Recreation Department

Public Works Department

Desert Botanical Garden

Phoenix Parks and Conservation Foundation

Salt River Project

State of Arizona

Arizona Office of Tourism

State Historical Preservation Office

State Parks Department

Stockyards Restaurant

6) Proposed estimated budget-total project cost/funding sources

City of Phoenix Parks and Recreation Department will manage and operate the facility, including staffing and operational costs. The City of Phoenix Historical Preservation office will coordinate the restoration of all aspects for the projects. Past Developments completed to date include: Site surveys, building security, historic designations, Cactus Garden maintenance, site clean-up (44-acres), historical and archival research, acquisition of historic photographs/maps, stone wall restoration and reconstruction, seismic investigation, waterline and fire line design and construction, review by Mayor's Commission on Disabilities, design and construction of Phase One and initial Phase Two garden restoration, Historic Standards Report, Saguaro Cacti inventory, video documentation and production, oral history and documentation, archeological survey, management plan, irrigation system design and construction, asbestos and lead abatement survey and remediation and master planning.

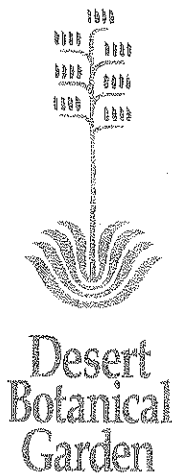
Proposed funding

		City of Phoenix Unfunded Future Estimates	City of Phoenix Bonds	State/ Federal Grant	Private Donations	Total
1	44-acre land and Castle acquisition		\$12,500,000	\$1,100,000		\$13,600,000
2	Carraro Cactus Garden Restoration(cacti, trees throughout entire property)		\$250,000		\$80,000	\$330,000
3	Day Care Center/property purchase and renovation/build temporary Visitor Center	\$600,000				\$600,000
4	Restrooms built in Picnic area/					
	Sewer hook-up	\$250,000				\$250,000
5	Truck (3/4 ton)	\$30,000				\$30,000
6	Fertilizer-fish emulsion	\$10,000				\$10,000
7	400 Saguaros	\$16,000				\$16,000
8	Tovrea Castle/ Upper Patio/Tovrea Castle Interior		\$2,700,000			\$2,700,000
9	Interpretative Trail/Landscaping/Art Features	\$350,000				\$350,000
10	Aviary (Small)	\$25,000				\$25,000
11	Dovecote (Large Aviary)	\$75,000				\$75,000
12	South Outbuilding	\$150,000				\$150,000
13	North out-building	\$200,000				\$200,000
14	Well House	\$25,000				\$25,000
15	Fountains	\$200,000				\$200,000
16	Rose Garden	\$150,000				\$150,000
17	Lower Patio	\$75,000				\$75,000
18	Perimeter wall repairs	\$50,000				\$50,000
19	Picnic Area/BBQ	\$350,000				\$350,000
20	North Platform	\$150,000				\$150,000
21	South Platform	\$125,000				\$125,000
22	Machine Shop	\$2,000,000				\$2,000,000
23	New Visitor Center	\$4,200,000				\$4,200,000
24	Others/Soft Costs	\$4,754,400			\$250,000	\$5,004,400
25	Total	\$13,785,400	\$15,450,000	\$1,100,000	\$330,000	\$30,665,400

Staffing

#	Position	Future Annual Cost
(2)	Gardeners (Sprinkler Assign)	\$105,679.00
(1)	Park Manager	\$97,192.00

#	Position	Future Annual Cost
(1)	Recreation Coordinator II	\$83,555.00
(2.5)	Recreation Leaders	\$109,733.00
	Water, Electricity, Utilities	\$250,000.00



November 1, 2007

Arizona Historical Advisory Committee
1700 W. Washington, Suite 200
Phoenix, AZ 85007

Dear Arizona Historical Advisory Committee:

I am writing to express the Desert Botanical Garden's enthusiastic support for the City of Phoenix's application for designation of the Tovrea Castle and Carraro Cactus Garden as an Arizona Centennial 2012 Legacy project. The Papago Park "family" of cultural institutions offers residents and visitors a rich and varied set of experiences. Adding Tovrea Castle and Carraro Cactus to the lineup will only make all of us that much stronger. I have read the application submitted by Mark Lamm of the City's Parks and Recreation staff, and I find his description of the project very compelling.

To me, this project represents an ideal way in which to celebrate our State's rich history, and to assure that the next century gets off to a good start. Please let me know if there is any additional information that I can provide.

With best wishes,

Ken Schutz
The Dr. William Huizingh Executive Director

CC: Mr. Mark Lamm
Phoenix Parks and Recreation Department

Kenneth J. Schutz
The Dr. William Huizingh
Executive Director

1201 N. Galvin Parkway
Phoenix, AZ 85008
P 480-941-1225
F 480-481-8124
www.dbg.org

Printed on recycled paper.



November 5, 2007

Arizona Historical Advisory Commission
1700 West Washington, Suite 200
Phoenix, AZ 85007

Re: Support for Tovrea Castle and Carraro Cactus Garden- Arizona Centennial 2012 Legacy Project

Dear Arizona Historical Advisory Commission:

This letter confirms the support of the Phoenix Parks and Conservation Foundation for the Tovrea Castle and Carraro Cactus Garden project.

Indeed, our Foundation has long supported the efforts for Tovrea Castle and Carraro Cactus Garden as the designated 501 © (3) organization for fundraising efforts. This commitment has lasted for approximately 10 years.

The 5th and final phase of the project will be complete in 2012, just in time for the Arizona Centennial celebrations. We urge your support in designating the Tovrea Castle and Carraro Cactus Garden as an Arizona Centennial 1012 Legacy Project.

Sincerely yours,

Clancy Jayne,
President
2700 North 15th Avenue

Phoenix, AZ 85007

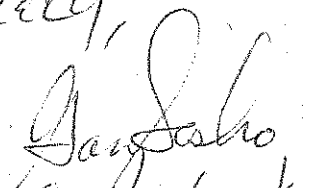
DEAR ARIZONA HISTORICAL ADVISORY COMMISSION,

THE OWNERS & OPERATORS OF THE STOCKYARDS
RESTAURANT AND 1889 SALOON FULLY SUPPORT
THE DESIGNATION OF TOVREA CASTLE AND
CARRARO CACTUS GARDEN AS A 2012 LEGACY
HISTORIC SITE.

IT IS IMPERATIVE THAT WE CONTINUE
TO PRESERVE THE QUICKLY VANISHING HISTORICAL
COMPONENTS OF OUR COMMUNITY FOR FUTURE
GENERATIONS OF ARIZONANS.

THE TOVREA CASTLE & CARRARO CACTUS
GARDEN IS CERTAINLY ONE OF THE SITES THAT
MERITS TO BE DESIGNATED A 2012 LEGACY
HISTORIC SITE.

SINCERELY,


GARY LASAKO
PROPRIETOR



Stockyards Restaurant
5009 E. Washington
Suite 115
Phoenix, AZ 85034
602.273.7378